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BOOK 11009 PAGE 958

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Barbara E. Futter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 98

Robin S. Wardlaw
Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

ROBIN S. WARDLAW NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PETERSON, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara E. Futter (NAME)	Mid-State Financial Services, (NAME)	MAP 118-10
3410 Springbrook Drive (ADDRESS)	2021 Richard Jones Road (ADDRESS)	PARCEL 131.00
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Patrick Hardie and wife, Leigh Ann Hardie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara E. Futter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, BEING Lot No. 72 on part of the Plan of O.F. Noel Estate, Pleasant Valley, of record in Plat Book 1424, page 63, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Patrick Hardie by deed from Michella Lynne Campbell Jones and Douglas Thomas Capbell, of record in Book 8261, Page 196, Register's Office for Davidson County, TN. The said Patrick Hardie having Quitclaimed to Patrick Hardie and wife, Leigh Ann Hardie to create a tenancy by the entirety, of record in Book 9124, Page 45, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes ~~for~~ the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1424, page 63; Easement of record in Book 3921, page 587; all of record in the Register's Office for Davidson County, Tennessee.

98 JUL -7 PM 1:47
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0459490

unimproved ( )
This is improved (X) property, known as 3410 Springbrook Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of June 19 98

Patrick Hardie

Leigh Ann Hardie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick Hardie and wife, Leigh Ann Hardie

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of June, 19 98

Commission expires 3/27/99

Notary Public

ROBIN S. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Patrick Hardie and wife, Leigh Ann Hardie

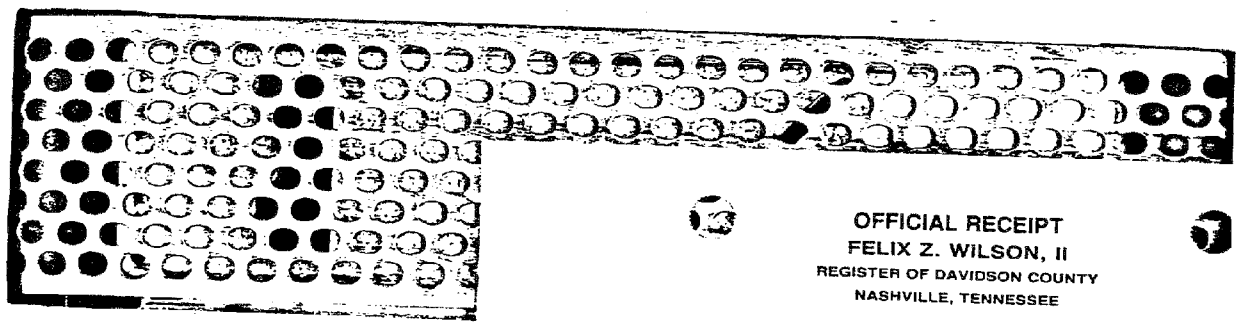
TO

Barbara E. Futter

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

0354 07/07 0101 03CHECK 495.70



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

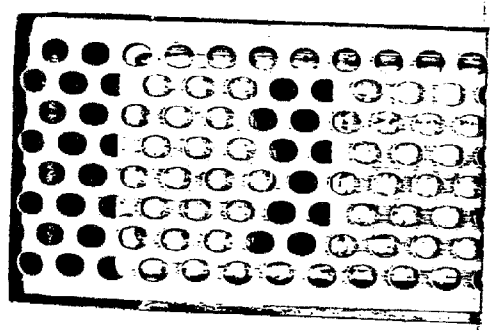
FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 131000.00 CON TX 484.70 PRFEE 1.00 WDEED 8.00 CFEE 2.00 TOTAL 495.70 CHECK 495.70	
		07/07/98	01 13:47 0001	0354

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0459490
IDENTIF. ↑ REFERENCE
98 JUL -7 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 131609